

Merrimon Avenue Land Use/Zoning Study

Survey of Property Owners, Neighbors, and Other Interested Persons

At the direction of the Asheville City Council and Planning and Zoning Commission, the Planning and Development Department is conducting a land use/zoning study to determine how properties fronting on Merrimon Avenue from

I-240 north to Dover Street across from Beaver Lake should most appropriately be zoned and developed. We value your input and are interested in your ideas. Prior to conducting public meetings or holding public hearings on this land use/zoning study, we are utilizing a survey of property owners, neighbors, and other interested persons to provide us with information that will be used to develop some initial land use/zoning concepts for the Merrimon Avenue corridor. We ask that you take just a few minutes to complete this survey. Additionally, we ask that you consider participating in upcoming public meetings and public hearings to express your views on this important matter. **All survey responses will be confidential. Please return by Wednesday, February 15, 2006.**

1. I am (check one):

- ☐ An owner of property that fronts directly on Merrimon Avenue.
- ☐ A resident who lives on or near Merrimon Avenue.
- ☐ A person interested in the development of Merrimon Avenue.

2. Three buildings or developments that should be considered models for future development along Merrimon Avenue are:

- _____
- _____
- _____

3. Three buildings or developments that should NOT be considered models for future development along Merrimon Avenue are:

- _____
- _____
- _____

4. New development along Merrimon Avenue should primarily be (check one):

- ☐ Smaller single-story commercial buildings with parking in front (such as Houser Shoes)
- ☐ Smaller single story commercial buildings with parking to the side or rear (like Iris Photographics)
- ☐ Strip-style single-story commercial buildings with parking in front (such as Merrimon Village where
Photo-Quik, Lord's Drugstore, L.A. Nails, etc. are located)

- ☐ Strip-style multi-story commercial buildings with parking in front (such as Merrimon Square where Urban Burrito, Zen-Sushi, Stick House Grill, The Cat Care Clinic, etc. are located)
- ☐ Multi-story mixed-use (residential and commercial) buildings like the buildings along Edgewood behind Atlanta Bread Company or the Medicine Shoppe
- ☐ Larger commercial buildings with parking in front (such as Ingles and Stein Mart)
- ☐ Other: _____

5. I use Merrimon Avenue for (check all that apply):

- ☐ Conducting business
- ☐ Walking
- ☐ Access to business
- ☐ Dining
- ☐ A shortcut to my destination
- ☐ Other: _____
- ☐ Shopping
- ☐ Commuting
- ☐ Access to residence
- ☐ Services
- ☐ Transit stop

6. Is it important to be able to walk to Merrimon Avenue businesses as well as drive to them?

- ☐ Yes
- ☐ No

7. I would most value a drive-through on Merrimon Avenue for the following service (check one):

- ☐ Banking
- ☐ Prescription drug pickup
- ☐ Other: _____
- ☐ Restaurant service
- ☐ Prefer no drive-throughs

8. How tall should buildings on Merrimon Avenue be constructed (check all that apply)?

- ☐ One-story
- ☐ Three-stories
- ☐ More than four-stories
- ☐ Two-stories
- ☐ Four-stories
- ☐ Taller buildings should be closer to I-240

9. What is your vision for Merrimon Avenue land uses in the future (check all that apply)?

- ☐ Specialty shopping (cooking stores, sporting goods, bicycle shops)
- ☐ Retail/service serving surrounding neighborhoods
- ☐ Regional shopping (car dealers, big box stores)
- ☐ Multifamily residential
- ☐ Mixed-use (retail on ground floor, office or residential above)
- ☐ Other: _____

10. Merrimon Avenue is generally developed with commercial uses along the street that immediately back up to residential land uses. This is known as "strip commercial" development.

What areas of potential conflict do you see between commercial and residential land uses caused by strip commercial development (check all that apply):

- ☐ Inadequate room to install a buffer between the uses
- ☐ Noise from commercial site activities (e.g., loading, parking, etc.)
- ☐ Pedestrian access to commercial from residential
- ☐ Pedestrian access to residential from commercial
- ☐ Site lighting on commercial site
- ☐ Scale of commercial development relative to residential development
- ☐ Other _____

Please use the space below for any additional comments concerning land use, zoning and development along Merrimon Avenue (attach additional sheets if needed & staple together):

**Please return this survey promptly.
Surveys received after February 15, 2006
will not be counted.**

Thank you for completing our survey!